

**703 130 Avenue SW**  
**Calgary, Alberta**

**MLS # A2233167**



**\$719,900**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,244 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Carport, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

**Heating:** Forced Air

**Floors:** Hardwood, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** NA

**\*\*6200 SQFT CORNER LOT | 1244 SQFT BUNGALOW + OVER 1000 SQFT LEGAL BASEMENT SUITE | 6 BEDROOMS + 3 BATHROOMS | 4 PARKING SPOTS INCLUDED | \$100K+ IMPROVEMENT | NO CITY'S TREE ON PROPERTY LOT |**